

FOR GROUND LEASE

RETAIL PAD SITE

14560 LEE HWY GAINESVILLE, VA 20155



LEASE RATE **NEGOTIABLE**

OFFERING SUMMARY

Lease Type:	Ground
Lot Size:	1.1 Acres (Approx.)
Zoning:	B-1
Market:	Washington DC
Submarket:	Rt. 29/I-66 Corridor
Parcel ID:	7397-23-0707

PROPERTY OVERVIEW

Approximately 1.1 acre retail pad site available for ground lease! B-1; General Business zoning is ideal for fast food, restaurant, daycare, bank/financial institution, medical and more!

LOCATION OVERVIEW

Prime retail pad site at the signalized entrance to Gainesville Square shopping center. Located on the "coming home" side of Rt. 29/Lee Hwy with 48,000 VPD. Excellent frontage, visibility & access to Rt. 29.

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

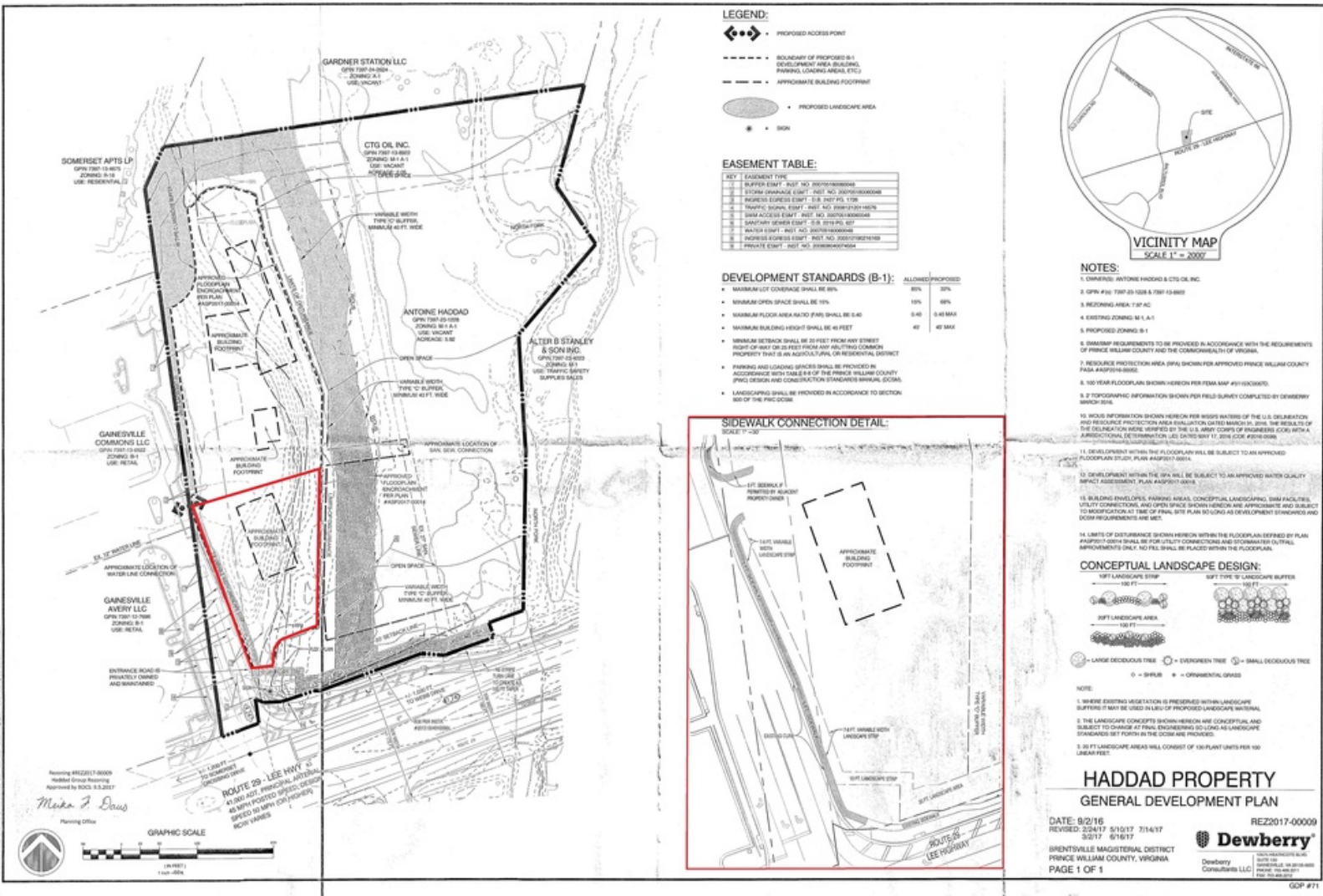
www.Weber-Rector.com

FOR GROUND LEASE

RETAIL PAD SITE

14560 LEE HWY GAINESVILLE, VA 20155

GENERALIZED DEVELOPMENT PLAN



PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR GROUND LEASE

RETAIL PAD SITE

14560 LEE HWY GAINESVILLE, VA 20155

RETAILER MAP



Google Imagery ©2020 , Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR GROUND LEASE

RETAIL PAD SITE

14560 LEE HWY GAINESVILLE, VA 20155

LOCATION MAPS



PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

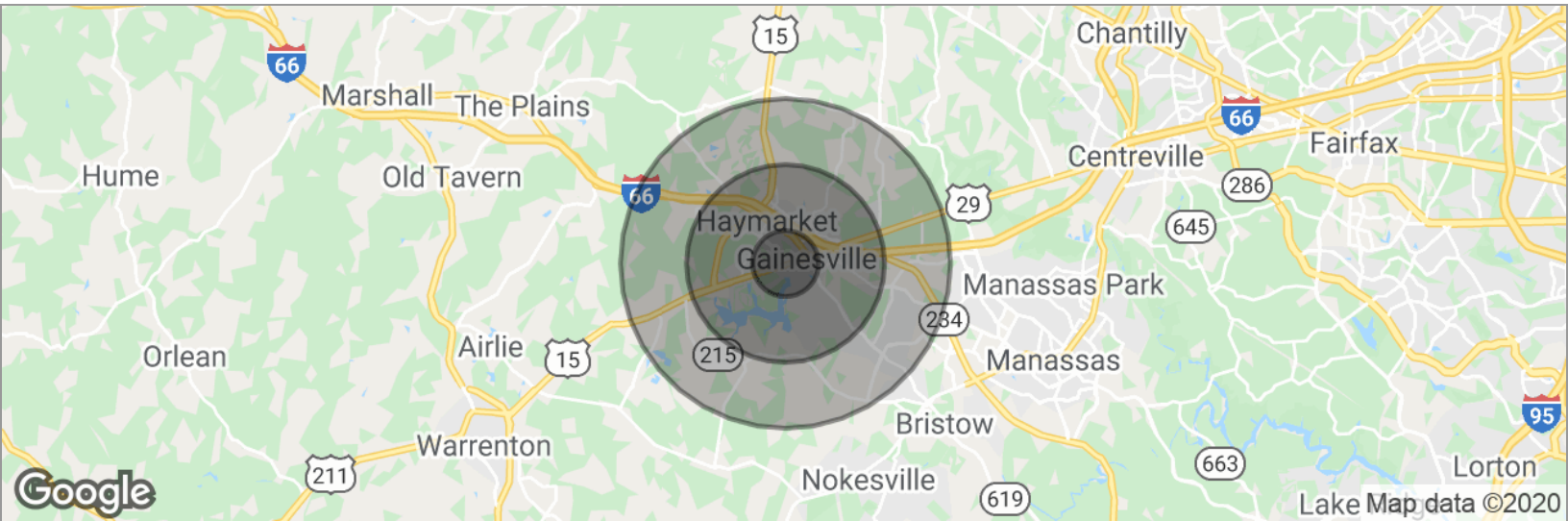
www.Weber-Rector.com

FOR GROUND LEASE

RETAIL PAD SITE

14560 LEE HWY GAINESVILLE, VA 20155

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,269	47,987	90,198
Median age	33.1	36.6	36
Median age (male)	33.7	35.1	35.9
Median age (Female)	35.3	34.6	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,577	15,777	28,828
# of persons per HH	2.8	3.0	3.1
Average HH income	\$128,946	\$132,513	\$134,474
Average house value	\$519,754	\$522,518	\$528,951

* Demographic data derived from 2010 US Census & 2019 CoStar data.

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR GROUND LEASE

RETAIL PAD SITE

14560 LEE HWY GAINESVILLE, VA 20155

ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

[Click here for the Prince William County B-1 zoning ordinance.](#)

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

colem@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com